

Know all Men by these Presents,

025277

^{RDT}
That I KATHARINE D. TAYLOR, of Waterville in the County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by ROGER W. BOWEN and BARBARA H. BOWEN, (husband and wife), of said Waterville,

whose mailing address is 28 Burleigh Street -- Waterville, Maine 04901,

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

ROGER W. BOWEN and BARBARA H. BOWEN,

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine, and bounded and described as follows:

Northerly by land formerly of Dexter H. Spaulding; easterly by Burleigh Street; southerly by land of Grace W. Atchley and westerly by Messalonskee Stream, being the same premises conveyed to Roy W. Moore by Warranty Deed of Bessey A. Healey, April 25, 1919, and recorded in the Kennebec Registry of Deeds in Book 577, Page 120, further described as being a lot of land with buildings thereon, beginning at a stone bound at the northeast corner of land now or formerly owned by Grace Atchley, located on the westerly side of Burleigh Street; thence westerly ninety (90) feet at right angles to the westerly line of Burleigh Street to the easterly bank of the Messalonskee Stream; thence northerly along the east bank of said Stream seventy-three and five tenths (73.5) feet; thence easterly ninety (90) feet to the westerly line of Burleigh Street; thence at right angles with the last described line seventy-three and five tenths (73.5) feet along westerly line of Burleigh Street to the point of beginning.

Meaning and intending to convey a lot of land on westerly side of Burleigh Street with a frontage of seventy-three and five tenths (73.5) feet between parallel side lines, at right angles to west line of Burleigh Street with Messalonskee Stream the westerly boundary, as recorded in Book 384, Page 267, Kennebec Registry of Deeds.

Being the same premises conveyed to Errol L. Taylor, husband of the Grantor, by Warranty Deed from Ware-Butler, Inc., dated May 18, 1944, recorded in Kennebec Registry of Deeds in Book 809, Page 93 to which reference is made for a more particular description of the premises and for a history of the title.

The Grantor derived her title by devise under the Last Will And Testament of her husband, Errol L. Taylor. The Deed of Distribution to her being dated, December 28, 1981, recorded in Book 2444, Page 338 in the Kennebec Registry of Deeds.

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To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said
ROGER W. BOWEN and BARBARA H. BOWEN,
as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, excepting as may be aforesaid;
that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;
and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said KATHARINE D. TAYLOR,

and

~~Handwritten text~~

~~Handwritten text~~
I, KATHARINE D. TAYLOR, of the County of Kennebec, State of Maine, do hereby certify that the above described premises, have hereunto set my hand and seal this 30th day of the month of September, A.D. 19 87.

Signed, Sealed and Delivered
in presence of

..... Katharine D. Taylor
..... R. E. York Katharine D. Taylor
.....
.....
.....
.....

✓ State of Maine, County of Kennebec, ss. September 30, 19 87.

Then personally appeared the above named KATHARINE D. TAYLOR,

and acknowledged the foregoing instrument to be her free act and deed.



Before me,

Robert E. York

Robert E. York

Notary Public

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